



Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Minutes of Meeting September 17, 2014

Present: Chairman Edward Prisby, Vice Chairwoman Deborah Kochevar, Clerk Charles Pratt, Members Peter Adams, John Carlson and Dan Crossin. Also present: Assistant Town Planner Ann Morgan.

Chairman Prisby called the meeting to order at 7:05 p.m.

1. Discussion: "Grafton Hill" Subdivision, off North Street and Worcester Street – Westerly Side LLC – affordable housing proposal; Brian McCann

Grafton Hill Subdivision - Presentation by Brian McCann Project proposal is for 45 unit sub division which would result in 5 affordable units. House sizes would be between 2,000 SQ.FT. and 2,500 SQ.FT. This project would be developed over 4 to 5 phases with one affordable unit built per phase. A Lottery agent would still have to be determined.

Motion to direct staff to draft a letter of support for the project as it relates to the affordable housing proposal presented by Mr. McCann made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously.

2. Action Items

a.) Open Session Meeting Minutes

The draft meeting minutes for August 20, 2014 were reviewed. Motion to approve the meeting minutes as drafted made by Mr. Crossin, seconded by Ms. Kochevar. Motion passed unanimously.

3. New Business

- a). Bank Owned Property in North Grafton – The Trust reviewed information about property located 32 Nelson Street. Site visit report by staff. Information about the site was distributed. The Trust determined that additional information about potential restoration costs would be required. Mr. Adams volunteered to meet at the site with some local contractors to get a better understanding of the potential work required.

Motion to authorize Mr. Adams to meet with local contractors on the site to get a rough budget for the renovation of the existing structure made by Mr. Carlson, seconded by Ms. Kochevar seconded. Motion passed unanimously.

- b). Land Trust Rental Properties – Staff reported information about research into partnering with the Grafton Land Trust in creating affordable units in their existing rental properties in Town. Given the deed restrictions, rent structure and physical lay out of the units is unlikely that there would be any options to pursue given the State's requirements under the definition of "unit".

4. Old Business

- a.) Hilltop Farms – Litigation Update: Mr. Prisby spoke with the Town Administrator and the Town's legal counsel and asked for an update regarding the ongoing law suit against Pulte. The case went to mediation and was not successful. Therefore legal action is underway. Motions for a summary judgment are coming. The Town will need to approve \$150,000 at the next Town Meeting to continue the legal action. The Trust determined that it was important to show support for this course of action on Town Meeting floor.

Motion to authorize Chairman Prisby speak at the Town meeting on behalf of the Trust made by Mr. Carlson, seconded by Ms. Kocheavar. Motion passed unanimously.

- b.) Finance Committee Meeting on 9/10/14 – Mr. Prisby stated that he attended the meeting and reported on the work of the Trust.
- c.) Grafton Housing Authority – Mr. Prisby noted that he had followed up with the Grafton Housing Authority about partnering in the development of affordable units on any potential Town owned lots.

5. Executive Session – None.

6. Adjournment

Motion to adjourn the meeting made by Ms. Kochevar, seconded by Mr. Carlson. Motion passed unanimously. The meeting was adjourned at 8:30 p.m.



Charles Pratt, Clerk

EXHIBITS

- Item 1A: Discussion: "Grafton Hill" Subdivision, off North Street and Worcester Street – Westerly Side LLC – affordable housing proposal
 - Correspondence from Hill Financial Services Company; Grafton Hills, North St., Grafton, MA; dated September 15, 2014, received at the September 17, 2014 Trust Meeting at 7:08 p.m.; 1 page.
- Action Item 2A: Open Session Meeting Minutes
 - Draft Meeting Minutes, August 20, 2014; 4 pages.
- New Business Item A: Bank Owned Property

Grafton Affordable Housing Trust
Minutes of Meeting – September 17, 2014
Page 3

- Residential Property Record Card, 32 Nelson Street; source: Town of Grafton GIS; 8 ½ x 11", color; dated as of 9/11/14, 1 page.
- Map, Town of Grafton, showing 32 Nelson Street, source: Town of Grafton GIS; 8 ½ x 11, black & white; dated August 8, 2014; 1 page.
- Massachusetts Historical Commission Form A, Area B; BM; Area: Nelson Place, North Grafton; dated May 1991; 4 pages.